



Innes & Mackay

**17 Bruce Gardens, Dalneigh,
Inverness, IV3 5EN**

- SPACIOUS SEMI DETACHED VILLA
- TWO DOUBLE BEDROOMS
- ATTACHED ANNEXE TO REAR PROVIDING FURTHER BEDROOM
- FANTASTIC FAMILY HOME
- GAS CENTRAL HEATING
- LARGE REAR GARDEN WITH SUMMER HOUSE

**Offers Over
£189,000**



DESCRIPTION

Viewing is highly recommended for this two/three bed semi detached villa located in the popular and sought after Dalneigh area of Inverness close to local amenities. This property which has been extended with an annexe to the rear, provides a further bedroom and shower room ideal for anyone looking for a "granny" flat or teenage "pad". There is ample off road parking for a number of cars with additional parking to the rear if need be. The house benefits from gas central heating, is fully double glazed and only by viewing will one appreciate the accommodation within.

LOCATION

The property is situated on a sought after residential street in the Dalneigh area of Inverness on the west side of the River Ness. Near the property is a selection of local amenities including grocery shops, a Post Office and hairdressers. There is easy access to outdoor and indoor sporting facilities at the Aquadome, Ice rink and Bught Park. Local amenities are supplemented by superstores located on Telford Street. The property falls within the Central Primary School catchment area and Secondary schooling is provided at Inverness High School. There is a regular bus service into the centre routed nearby. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities

associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

GARDENS

Wrought iron gate opens onto the paved pathway leading to the front door. The gravelled driveway, also accessed via wrought iron gates, provides ample off road parking for a number of cars with wooden gates opening through to the rear garden. This area all of which is enclosed with wooden fencing has a Summer house along with a small fenced off area from which to enjoy the sun.

ENTRANCE HALLWAY

Part glazed door opens into the entrance hallway from which one gains access to the lounge and via carpeted stairs to the landing. A small wall mounted box houses the electrics.

LIVING ROOM

4.46m x 3.86m (14'7" x 12'7")

The living room is a comfortable room with a part glazed door opening through to the kitchen. This room which is located to the front elevation, has a recessed archway providing display and storage areas and there is a coal effect electric fire with wood surround, providing a pleasing focal point. Carpet completes this room.



KITCHEN

4.82m x 2.02m (15'9" x 6'7")

The kitchen which has a window to the side, is fitted with a good range of floor based units and wall mounted cupboards providing good storage and working areas. Located below the window to the rear is the one and a half bowl stainless steel sink with drainer to the side. There is a freestanding electric cooker, fridge freezer and washing machine all of which are included in the price. Laminate flooring completes this room and part glazed door leads through to the rear annexe.

ANNEXE

Part glazed door leads through to the annexe. Door provides access to the rear garden and a further door opens through to the bedroom/living room.

LIVING ROOM/BEDROOM

3.66m x 2.94m (12'0" x 9'7")

This pleasing addition to the property provides a living room/bedroom which also has a shower room off. Laid with carpet, this room has French doors leading out to the Conservatory.

SHOWER ROOM

2.37m x 1.85m (7'9" x 6'0")

The shower room is fitted with a WC, wash hand basin and quadrant shower cubicle housing an electric shower.

Patterned window to the front, extractor fan and vinyl flooring complete this room.

CONSERVATORY

2.47m x 2.43m (8'1" x 7'11")

The Conservatory offers additional living space from which to enjoy the sun, whilst also providing access to the rear garden. Laminate flooring.

FIRST FLOOR LANDING

Carpeted stairs lead to the first floor landing. With a window to the side providing good light dimension, access is provided to two bedrooms and the bathroom.

BATHROOM

2.04m x 1.65m (6'8" x 5'4")

The bathroom is furnished with a WC, wash hand basin and bath with electric shower over with screen to the side. Attractive wet wall above the bath and wood lined walls give a pleasing finish here. Window to the rear, laminate flooring and extractor fan complete this room.

BEDROOM 1

3.29m x 3.27m (10'9" x 10'8")

Bedroom one is a generous sized room located to the front elevation and benefits from built in wardrobes located behind sliding mirrored doors. A further fitted walk in cupboard provides good storage. This room has a feature fireplace providing a pleasing focal point. Carpet.



*Measurements shown have been made to provide the accuracy of the figures contained here. Measurements of floor, ceiling, window and door are approximate and are not intended to be used for any legal purpose. The layout, design and appearance shown here are not intended to be used for any legal purpose.

BEDROOM 2

3.37m x 2.74m (11'0" x 8'11")

The second bedroom is a double room located to the rear elevation and is laid with carpet. A feature fireplace provides a pleasing focal point.

HEATING

Gas central heating via a combi boiler located in the kitchen.

GLAZING

Fully double glazed.

PARKING

Ample off road parking on the gravelled driveway to the side of the property, extending to the rear.

COUNCIL TAX BAND

Band C

EPC

Band D66

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, fridge freezer, washing machine, electric cooker and cooker hood. Summer house. Other items may be available under separate negotiation .

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay Property department (01463) 251200.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com



Innes & Mackay